

# PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1 (to permit a side street setback of 19 feet in lieu of the required 40 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See Exhibit A attached hereto

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Gary C. Duvall, Esq.

(Type or Print Name)

Signature

Address

City and State

Towson, MD 21204

City and State

Attorney's Telephone No.: 821-6565

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of October, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of November, 1984, at 10:00 o'clock A.M.

*Call John*  
Zoning Commissioner of Baltimore County.

(over)

## BALTIMORE COUNTY

### ZONING PLANS

### ADVISORY COMMITTEE



#### PETITION AND SITE PLAN

#### EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 31, 1984

COUNTY OFFICE BLDG.  
111 W. CHESAPEAKE AVE.  
TOWSON, MARYLAND 21204

Chairman

NICHOLAS B. COMMODARI

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Zoning Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Gary C. Duvall, Esquire  
401 Washington Avenue  
Towson, Maryland 21204

RE: Case No. 85-124-A (Item No. 96)  
Petitioner - Allen S. Lloyd, Jr., et ux  
Variance Petition

Dear Mr. Duvall:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

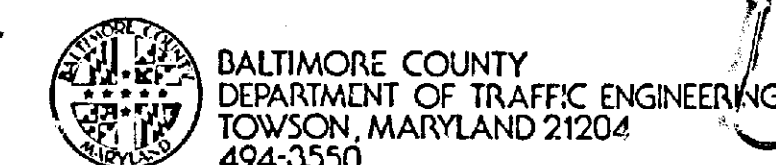
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*Nicholas B. Commodari*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

October 16, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 95, 96, 98, and 99 ZAC- Meeting of October 16, 1984  
Property Owner  
Locations  
Existing Zoning:  
Proposed Zoning:

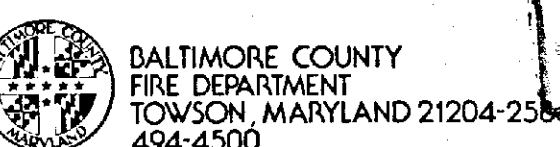
Area:  
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 95, 96, 98, and 99.

MSF/can

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineering Assoc. II



PAUL H. REINCKE  
CHIEF

October 26, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Allen S. Lloyd, Jr. et ux

Location: SW/Cor. Oak Forest Place and Oak Forest Avenue

Item No.: 96 Zoning Agenda: Meeting of 10/16/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *George M. McDonnell* Approved: *George M. McDonnell*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
SW Corner of Oak Forest Pl. : OF BALTIMORE COUNTY  
and Oak Forest Ave. (216 :  
Oak Forest Ave.), 1st Dist.

ALLEN S. LLOYD, JR., et ux, : Case No. 85-124-A  
Petitioners :

#### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-entitled matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 17th day of October, 1984, a copy of the foregoing Entry of Appearance was mailed to Gary C. Duvall, Esquire, 401 Washington Ave., Towson, MD 21204, Attorney for Petitioners.

*Peter Max Zimmerman*  
Peter Max Zimmerman

LAW OFFICES  
MILES & STOCKBRIDGE  
401 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204

TELEPHONE 410-581-8000  
CABLE MILESBRIDGE  
TELEX 87-84

October 4, 1984

GARY C. DUVAL

Mr. Nicholas Commodari  
Zoning Office  
County Office Building  
Towson, Maryland 21204

RE: 216 Oak Forest Avenue  
Zoning Variance

Dear Mr. Commodari:

The above-captioned property was purchased by the Petitioners in June of 1972. At that time the property was zoned DR-3.5, which calls for a thirty foot side yard setback. The improvements located on the property were situated approximately 22-1/2 feet from the side yard adjacent to Oak Forest Place.

In 1980, the property was downzoned to DR-2 which calls for a forty foot side yard setback. The Petitioners had always intended to enclose the porch adjacent to Oak Forest Place and to expand it approximately three feet.

Although they have been in constant communication with the appropriate officials of Baltimore County regarding the proposed addition, it was only when the builder applied for the permit that the setback problem was discovered. At that time, the Petitioners had already expended \$9,900.00 in preparation of plans, specifications and deposits on furnishings and fixtures to be located in the new improvements. Additionally, they unconditionally obligated themselves for the sum of \$18,100.00 for the construction. They now face the possibility of further delay of at least sixty days for a hearing to be scheduled on their variance petition. I would greatly appreciate it if this matter could be given priority for a hearing before the Zoning Commissioner, in light of the fact that they are obligated for some \$28,000.00 in improvements.

Any consideration you can give this request will be appreciated.

Very truly yours,

*Gary C. Duvall*  
Gary C. Duvall

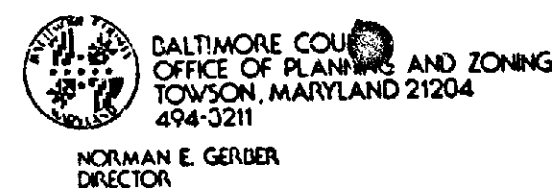
GCD:ld

MAR 14 1985



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Variance(s) to permit



Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 10/14/84  
Item # 96  
Property Owner: Allen S. Lloyd, Jr. et ux  
Location: SW Cor. Oak Forest Place & Oak Forest Ave.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The following comments are applicable.

- There are no site planning factors requiring comment.
- A County Review Group Meeting is required.
- A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- A record plat will be required and must be recorded prior to issuance of a building permit.
- The access is not satisfactory.
- The circulation on this site is not satisfactory.
- The parking arrangement is not satisfactory.
- Parking calculations must be shown on the plan.
- This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- Construction in or alteration of the Floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- The amended Development Plan was approved by the Planning Board on \_\_\_\_\_.
- Landscaping should be provided on this site and shown on the plan.
- The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is \_\_\_\_\_.
- The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- Additional comments: \_\_\_\_\_

James G. Roberts  
Chief, Current Planning and Development

cc: James Hoshall



HARRY I. PISTEL, P.E.  
DIRECTOR

November 16, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #96 (1984-1985)  
Property Owner: Allen S. Lloyd, Jr., et ux  
S/W cor. Oak Forest Place & Oak Forest Ave.  
Acreage: 95 x 157  
District: 1st

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

As no public facilities are involved, this office has no comment.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,

James A. Markle, P.E., Chief  
Bureau of Public Services

JAM:EAM:REC:8

11/8 85-124-A

October 5, 1984

Gary C. Duval, Esquire  
401 Washington Avenue  
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Variance  
SW cor. Oak Forest Place and  
Oak Forest Ave. (216 Oak Forest Ave.)  
Allen S. Lloyd, Jr., et ux - Petitioners  
Case No. 85-124-A

TIME: 10:00 A.M.

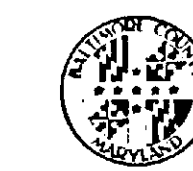
DATE: Thursday, November 8, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 134306

DATE: 10/10/84 ACCOUNT: R-01-615-000  
AMOUNT: \$55.00  
RECEIVED BY: Gary C. Duval  
FOR: 11/8 85-124-A  
6 655\*\*\*\*\*255016 5046F  
VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

October 29, 1984

Gary C. Duval, Esquire  
401 Washington Avenue  
Towson, Maryland 21204

RE: Petition for Variance  
SW cor. Oak Forest Place  
and Oak Forest Ave. (216 Oak  
Forest Ave.)  
Case No. 85-124-A  
Allen S. Lloyd, Jr., et ux - Petitioners

Dear Mr. Duval:

This is to advise you that \$40.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon  
Zoning Commissioner

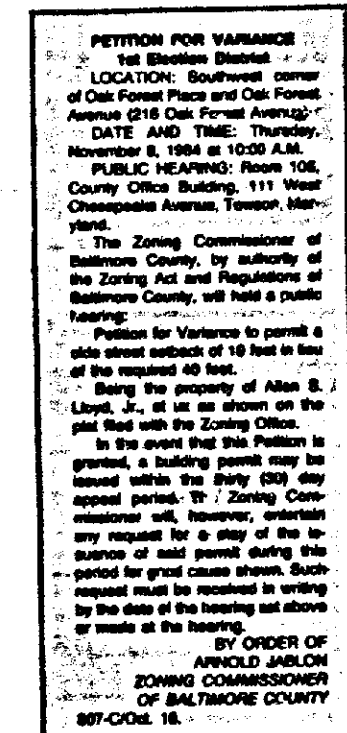
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 135833

DATE: Nov. 2, 1984 ACCOUNT: R-01-615-000  
AMOUNT: \$40.00  
RECEIVED BY: Gary C. Duval, Esquire  
FOR: Advertising & Posting Costs for Case 85-124-A  
(Allen S. Lloyd, Jr., et ux - Petitioners)  
6 658\*\*\*\*\*405016 5026F  
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 1st Date of Posting: 10/20/84  
Posted for: Variance to permit a side street setback of 19' in lieu of 40'  
Petitioner: Allen S. Lloyd, Jr., et ux  
Location of property: SW cor. Oak Forest Place & Oak Forest Ave.  
216 Oak Forest Ave. 21225  
Location of Sign: Arlene J. January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204  
Rema to: \_\_\_\_\_  
Posted by: M. J. Hoshall Date of return: 10/24/84  
Number of Signs: 1



THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE  
59207

was inserted in the following:

Ed Catonsville Times  
Arbutus Times  
weekly newspapers published in Baltimore County, Maryland  
once a week for one successive weeks before the  
\_\_\_\_\_ day of October 1984, that is to say,  
the same was inserted in the issues of

October 18, 1984

PATUXENT PUBLISHING CORP.

IN THE CIRCUIT COURT  
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF



October 18 19 84

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 18, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on October 18, 1984.

THE JEFFERSONIAN,

18 Kenton  
Publisher

Cost of Advertising 20.00



PETITION FOR VARIANCE  
1st Election District

LOCATION: Southwest corner of Oak Forest Place and Oak Forest Avenue (216 Oak Forest Avenue)

DATE AND TIME: Thursday, November 8, 1984 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side street setback of 19 feet in lieu of the required 40 feet.

Being the property of Allen S. Lloyd, Jr., et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

Located on the southwest corner of Oak Forest Place and Oak Forest Avenue and known as lots numbers 55 through 60 as shown on Plat of Oak Forest Park which is recorded in land records of Baltimore County in Plat Book W.P.C. No. 5, folio 90 and 91. Also known as 216 Oak Forest Avenue.

EXHIBIT A

A refusal to permit Petitioners to construct the proposed addition to their improvements, which addition would require an extension of the existing improvements by 3-1/2 feet, would cause the Petitioners substantial hardship and practical difficulties in that their existing residence is too small to accommodate the present family and they would lose the benefit of over \$9,000.00 in expenses incurred to date and suffer the potential loss of an additional \$18,100 for which they have unconditionally obligated themselves.

IN RE: PETITION ZONING VARIANCE  
SW corner of Oak Forest Place  
and Oak Forest Avenue (216 Oak  
Forest Avenue) - 1st Election  
District  
Allen S. Lloyd, Jr., et ux,  
Petitioners  
BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 85-124-A

Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of 19 feet instead of the required 40 feet in order to construct an addition to their home, as more particularly described on Petitioners' Exhibit 1.

The Petitioners appeared and were represented by Counsel. There were no Protestants.

Testimony indicated that the subject property, presently zoned D.R.2, was improved with a two-story dwelling in 1940, prior to the adoption of any zoning regulations in Baltimore County. The Petitioners purchased the home in 1978, at which time the property was zoned D.R.3.5. The home has an attached garage with a deck on top which extends 12 1/2 feet from the home. The home faces Oak Forest Avenue and the garage faces Oak Forest Road. Baltimore County has a 40 foot right of way for Oak Forest Road but the street itself is 19 feet wide. The Petitioners have decided to totally renovate their home and add a 16' x 37 1/2' two-story addition for a total cost exceeding \$100,000. They propose to construct a 12' x 44 1/2' deck to the rear and an addition to be attached to the deck and side of the home. It will contain a living room, bedroom, and bath. The wrap-around addition will expand the existing deck and garage by extending 3 1/2 feet closer to Oak Forest Road. Included in the cost of the construction and renovation is new siding for the entire home which will blend easily into the aesthetics of the neighborhood.

ORDER RECEIVED FOR FILING  
DATE November 9, 1984  
BY [Signature]

September 24, 1984

To Whom It May Concern:

After discussion of the project with the Lloyds, I have no objection to their extending their house four (4) or five (5) feet to the north towards Oak Forest Place.

*Sam L. Phillips*

213 Oak Forest Place

*Carol L. Boker*  
215 Oak Forest Avenue

217 Oak Forest Avenue  
*Carolyn Trapp*  
1602 Ridge Road (plat Central Avenue)

1604 Ridge Road

*Mayorie S. Atkinson*  
*Karen Atkinson*

PETITIONER'S  
EXHIBIT 3

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: November 2, 1984  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
Allan S. Lloyd, Jr., et ux  
SUBJECT: No. 85-124-A

There are no comprehensive planning factors requiring comment on this petition.

*Norman E. Gerber*  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG/JGH/sf

Indeed, the house and garage have existed for 44 years, and the proposed addition will extend only 3 1/2 feet more. In reality, the setback will be 29 1/2 feet from the edge of the roadway to the new addition, although technically it would be set back 19 feet from the edge of the property line.

The Petitioners have presented documentation that their immediate neighbors do not object to the proposal. See Petitioners' Exhibit 2.

Due to the changes within the home, there is no other way to expand but as proposed.

Although the property was improved prior to the adoption of the Baltimore County Zoning Regulations (BCZR) and the existing setbacks are in effect nonconforming, the proposed addition would require the Petitioners to satisfy current setback requirements. A residence constructed on a corner lot where the house faces in a direction other than towards the side street must have the same side yard setback as the front yard setback required for that zone. In the Matter of Char-del, Inc., Case No. 84-357-A. Here, the setback is 40 feet.

The Petitioners seek relief from Section 1802.3.C.1, pursuant to Section 307, BCZR.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement the Petitioners seek relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of November, 1984, that the Petition for Zoning Variance to permit a side yard setback of 19 feet instead of the required 40 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

*[Signature]*  
Zoning Commissioner of  
Baltimore County

cc: Gary C. Duvall, Esquire  
Richard Reinhardt, Esquire  
People's Counsel

ORDER RECEIVED FOR FILING  
DATE November 9, 1984  
BY [Signature]

ORDER RECEIVED FOR FILING  
DATE November 9, 1984  
BY [Signature]



# PHOTOGRAPHS

NAME: Allan Lloyd ADDRESS: 216 Oak Forest Avenue  
DATE: August 29, 1984 Catonsville, Maryland 21228



FRONT VIEW



REAR VIEW

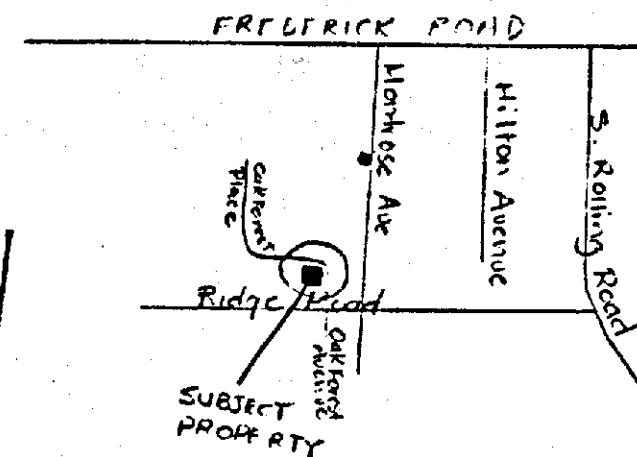


STREET VIEW

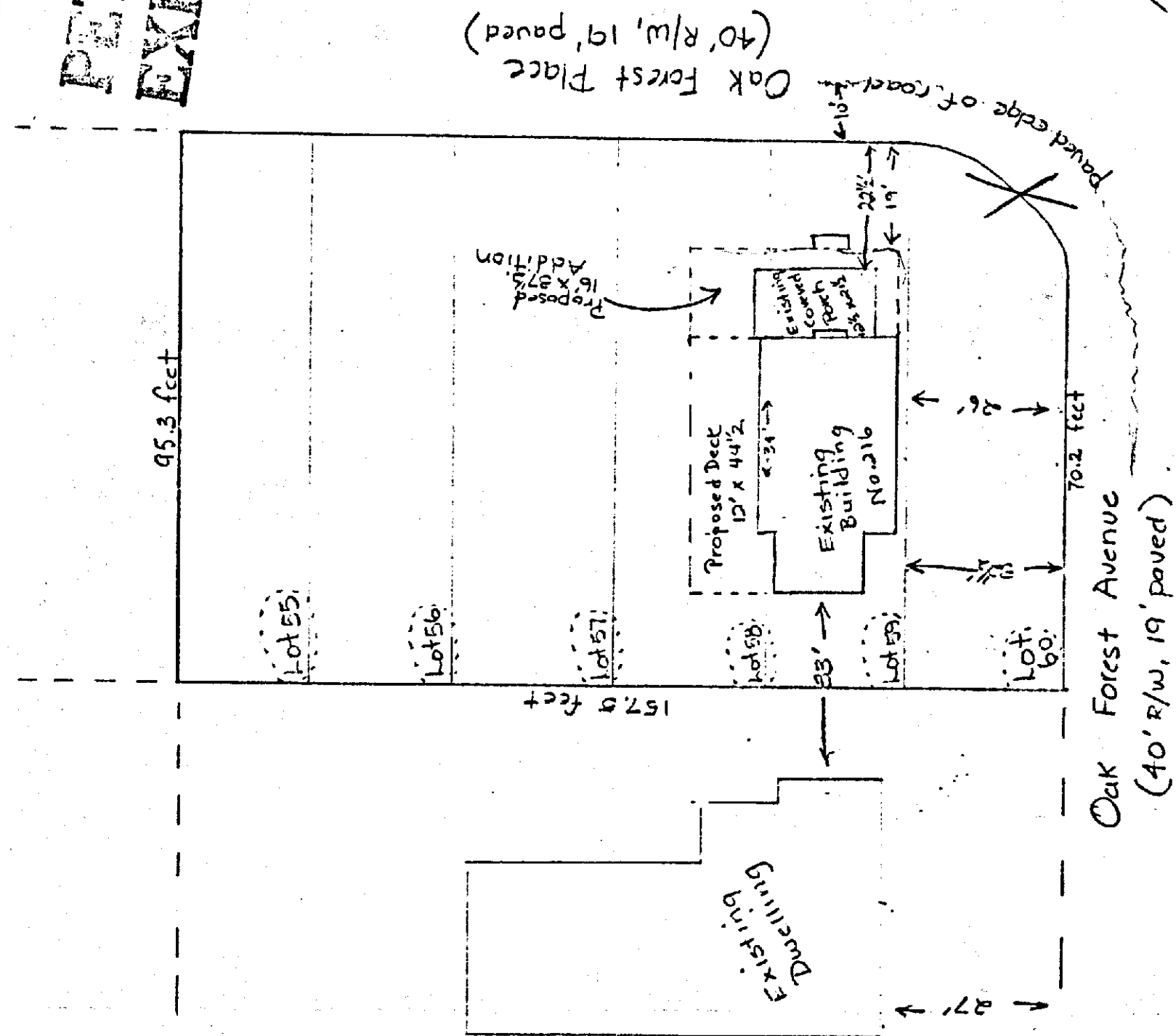
PETITIONER'S  
EXHIBIT

K-5

PETITIONER'S  
EXHIBIT



Located on the Southwest corner of the intersection of Oak Forest Place and Oak Forest Avenue in the Oak Forest Subdivision of District 1, Balto. Co., Md.



41-C/5  
2/22/8

Plat for zoning variance  
Owners - Allen S. + Donna W. Lloyd, Jr.  
District 1 - Subdivision - Oak Forest Park  
Zoned DR-2  
Lots 55, 56, 57, 58, 59, 60, Plat Book W.P.C. #15  
Folios 90 + 91  
Scale 1" = 25'